



**CITY OF LEON VALLEY  
CITY COUNCIL, LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION  
AND THE LEON VALLEY AREA CHAMBER OF COMMERCE SPECIAL JOINT MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, Texas 78238  
Tuesday, May 05, 2015

**MINUTES**

The City Council of the City of Leon Valley, Texas met on the 5<sup>th</sup> day of May, 2015 at the Leon Valley City Council Chambers located at 6400 El Verde Road, Leon Valley, Texas for the purpose of the following business.

**SPECIAL CITY COUNCIL MEETING**

**Call to order.**

Mayor Riley announced that since there was no quorum of the LVEDC this would simply be an informational meeting.

City Council members who were present were: Mayor Chris Riley and Councilmembers Ricardo Ruiz, Carmen Sanchez, Abraham Diaz, Benny Martinez and Paul Bieber.

Also in attendance were:

Members of the Leon Valley Economic Development Corporation: Stephen Ynostrosa, Dr. Georgia Zannaras and Rudy Garcia.

Members of the Leon Valley Area Chamber of Commerce: Gail Tribble, Pat Strandberg and Joe Maldonado.

Members of City Staff: City Manager Manuel Longoria, Jr., City Attorney Clarissa Rodriguez, ACM/Human Resources Director Crystal Caldera, City Secretary Sandra Passailaigue and Economic Development Director Claudia Mora.

**Joint Quarterly Meeting of the Leon Valley City Council, the Leon Valley Economic Development Corporation and the Leon Valley Chamber of Commerce to discuss economic initiatives in the area. M&C #2015-05-05-01 (C. Mora)**

Items discussed were LVEDC economic initiatives, incentive programs and upcoming events and meetings; and LVACC upcoming mixers.

Discussion began at 6:12 p.m. and ended at 6:45 p.m.

**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, Texas 78238  
Tuesday, May 05, 2015

**AGENDA**

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**REGULAR CITY COUNCIL MEETING**

**Call to order, Determine a Quorum is Present.**

Mayor Riley called the Regular City Council Meeting to order at 7:03 p.m. Mayor Riley welcomed everyone and then asked Councilmember Carmen Sanchez with the assistance of the children in the audience to lead the Pledge of Allegiance.

Mayor Riley asked that the minutes reflect that the following members of City Council were present: Councilmen Ricardo Ruiz, Carmen Sanchez, Abraham Diaz, Benny Martinez and Paul Bieber.

Also in attendance were:

City Manager Manuel Longoria, Jr., City Attorney Clarissa Rodriguez, ACM/Police Chief Randall Wallace, ACM/Human Resources Director Crystal Caldera, City Secretary Sandra Passailaigue, Economic Development Director Claudia Mora, Communications Director Darrick Green, Fire Chief Luis Valdez and Community Development Planning Manager Elizabeth Carol.

**City Manager's Report:**

- a) **Monthly Departmental Reports**
- b) **Approved Minutes from Boards, Commissions and Committees**
- c) **Future Agenda Items:**
  - a. **Canvassing of the Leon Valley 2015 General and Special Election, May 19<sup>th</sup>**
  - b. **Proposed ordinance regulating the use of drones in Leon Valley, May 19<sup>th</sup>**
  - c. **Public Gathering Policy Amendment, May 19<sup>th</sup>**
  - d. **Funding Request by the Tree Advisory Committee for repurposing the wood from LC17 Project**
  - e. **LC17 Update (Bobby Mengden, PE, CFM)**

City Manager Manuel Longoria, Jr. announced that there will be a street dedication of "Audie L. Murphy Way" on Memorial Day, May 25, 2015 at 2:00 p.m. at the Leon Valley Conference Center area.

Mayor Riley asked if any of the Councilmembers wished to pull Items from the Consent Agenda for discussion. No item was pulled.

**CONSENT AGENDA**

**Approval of City Council Minutes. (ACM C. Caldera/S. Passailaigue)**

- a) **April 13, 2015 Regular City Council Meeting**



**b) April 25, 2015 Coffee with the Mayor and City Council**

**Consider approval of a budget adjustment for grant funds received in the amount of \$5,583 from the Southwest Texas Regional Advisory Council (STRAC) for paramedic training courses. M&C #2015-05-05-02 (ACM R. Wallace/L. Valdez)**

**Consider approval for a waiver of related fees for the use of the Leon Valley Conference Center for Northside Independent School District (NISD) to hold their Education Foundation Board Retreat. M&C #2015-05-05-03 (ACM C. Caldera)**

A motion was made by Councilman Abraham Diaz, seconded by Councilman Benny Martinez, to approve Consent Agenda Items 7, 8 and 9 as presented. Upon a unanimous vote, Mayor Riley announced the motion carried.

Councilman Paul Biever asked for a point of privilege to move Item 13 up so the young people in the audience would not have to wait longer than necessary. There were no objections to do so.

**Presentation on the M. Vidrio Soccer Club – Deer Complex located at 5504 Shadow Mist. M&C #2015-05-05-07 (ACM R. Wallace/C. Mora)**

Economic Development Director Claudia Mora presented this item to provide information on the M. Vidrio Soccer Complex, including the development plans. Ms. Mora began by saying that the complex is being developed by former World Cup player and assistant coach, Manuel Vidrio, and his business partner, Arturo Ferrer. Mr. Vidrio has a tremendous reputation and following in the international sports arena and over 23 years of professional soccer experience. He has coached a number of international soccer clubs along with developing the skills of children at various levels. As a coach, Mr. Vidrio was on the coaching staff of the Mexico National Team for the 2010 FIFA World Cup. As a player, Mr. Vidrio was a central defender on Mexico's 1992 Olympic Team. He also was a central defender for the Mexico National Team at the 2002 FIFA World Cup. The M. Vidrio Soccer Complex will be developed in two phases. The first phase consists of the installation of two natural turf soccer fields, locker rooms, restrooms and spectator seating. The second phase will consist of a canopied field with astro turf. This project sets up Leon Valley as a regional sports destination for training and diversifies Leon Valley's business community. Establishment of this sports venue and business in Leon Valley helps elevate the city as a regional destination for sports and entertainment. Because of the popularity of soccer as a sport locally, regionally and internationally, Leon Valley will become a destination for training at the M. Vidrio Soccer Complex. The indirect impact to sales tax revenues has not been calculated but players and spectators will be drawn to the area; and, the possibility is strong that they will spend money on food, gas, supplies, etc., while in Leon Valley.

This was followed by discussion.

Mayor Riley then asked the citizens who signed up to speak to step forward.

- Jesse Barrera – 5809 El Verde Road – Stated that he was not against the soccer club but spoke about his concerns with the Special Use Permit (SUP).
- Shirley Jonas – 5523 Sally Agee – Wanted to know why citizens of Shadow Mist were not notified of the April 11<sup>th</sup> groundbreaking; and about soccer club patrons parking in the Shadow Mist subdivision.



Mayor Riley announced that the Shadow Mist HOA has requested a meeting at the soccer field with the developer and concerned citizens on Saturday, May 9<sup>th</sup> at 9:00 a.m.

### **Citizens to Be Heard**

- Alex Jenicek – 6423 Pacer Trail – Spoke in opposition of the Proposed Home Rule Charter.
- David Jordan – 5309 Cilantro Place - Passed on speaking at this time.
- David Edwards – 6250 Forest Bend - Passed on speaking at this time.
- Jesse Barrera – 5809 El Verde Road – Spoke about the Huebner Creek Project not advancing and stated that it needs to be cleaned up and the dead trees need to be removed.

### **REGULAR AGENDA**

**Second Public Hearing and Reading to receive comment and to consider action on a resolution to approve the proposed expenditure of Leon Valley Economic Development Corporation (LVEDC) funds in a grant amount of up to \$57,000 to the Leon Valley Area Chamber of Commerce. M&C #2015-05-05-04 (C. Mora)**

Economic Development Director Claudia Mora presented this item which is intended to conduct the second of two public hearings and readings of the resolution approving expenditure of LVEDC funding, and to receive comment from Leon Valley citizens regarding the grant of up to \$57,000 to the Leon Valley Area Chamber of Commerce (LVACC). At the February 26, 2015 meeting, the LVEDC Board of Directors approved the funding of up to \$57,000 in LVEDC funds to LVACC to establish and furnish an office for the LVACC, and to finish out the office space at 6300 Evers Road. If approved by the City Council, the funding would allow LVACC to finish out leased space and establish a chamber office. The funds will enable the LVACC to purchase office furniture, computer equipment and software, and tables and chairs. Currently, the LVEDC Finance Committee and representatives of the LVACC Board of Directors are negotiating the performance agreement that must be signed in order for the LVEDC to grant funds to the LVACC. Part of the terms of the agreement includes the LVEDC releasing approximately \$30,000.00 immediately in order for the LVACC to finish out the leased space and purchase equipment and furniture. At the end of the first six (6) months, the LVEDC Finance Committee and staff will conduct an audit and review the operations and revenue of the LVACC. In addition, the LVACC must present a work plan for the next six (6) months. The balance of the funding will be provided on a reimbursement basis based on the expenditures made to establish and maintain the chamber offices for the second part of the year. The first public hearing and reading were held on April 13, 2015.

Councilman Benny Martinez recused himself from the dais and sat in the audience.

Mayor Riley asked for a copy of the 2008 Ballot with the wording that allowed the LVEDC to form that corporation.

Mayor Riley opened the Public Hearing at 7:59 p.m. and there being no citizen comments, closed the Public Hearing at 7:59 p.m.

A motion was made by Councilman Abraham Diaz, seconded by Councilman Carmen Sanchez, to approve Resolution No. 15-008R as presented. Upon a vote of four (4) for and one (1) abstaining (Councilman Benny Martinez) Mayor Riley announced the motion carried.

**Discussion and possible action to amend the Leon Valley Purchase Policy. M&C #2015-05-05-05 (Councilmembers B. Martinez and C. Sanchez)**

Councilman Benny Martinez presented the item in an effort that City Council would be able to review and amend bid plans for any projects over \$50,000 prior to the City staff actually go out for bid.

Councilman Carmen Sanchez concurred with Councilman Martinez adding that what they are asking is that a paragraph be added to the Purchasing Policy saying that "the City Manager shall, prior to City Staff soliciting responses under the competitive bidding process, submit the finalized proposed request to City Council for approval."

Mayor Riley then asked the citizens who signed up to speak to step forward.

- Alex Jenicek – 6423 Pacer Trail – Spoke in favor of this amendment.
- Oswald Parker – 7051 Weathered Post – Spoke in opposition to this amendment.
- David Jordan – 5309 Cilantro Place - Passed on speaking at this time.
- David Edwards – 6250 Forest Bend - Passed on speaking at this time.

A motion was made by Councilman Benny Martinez, seconded by Councilman Carmen Sanchez, to amend the Purchase Policy by adding a paragraph saying that "the City Manager shall, prior to City Staff soliciting responses under the competitive bidding process, submit the finalized proposed request to City Council for approval." The City Council voted two (2) for and three (3) opposed with Councilman Ruiz, Councilman Diaz and Councilman Biever casting the negative votes. Mayor Riley announced that the motion failed.

**DISCUSSION AGENDA**

**Capital Facilities Project Update. M&C #2015-05-05-06 (M. Longoria/P. Esquivel)**

City Manager Longoria presented a PowerPoint presentation to provide an update on the Capital Facilities Project. This was followed by a brief discussion.

Mayor Riley wants the furniture cost, the temporary lease cost and a list of donated items with their value added to the "total cost" of the Capital Facilities Project.

**Upcoming Important Events:**

- a) City Office Closure on Monday, May 25<sup>th</sup> in observance of Memorial Day
- b) Street dedication to Audie L. Murphy Way on Memorial Day, May 25, 2015 at 2 p.m. over at the LV Conference Center area
- c) Hog Wild, May 29<sup>th</sup> in San Marcos
- d) Boards/Commission/Committee Appointments, June 16<sup>th</sup>

Mayor Riley asked that everyone just note the upcoming important events as listed.

**Citizens to be Heard**

- Jesse Barrera – 5809 El Verde Road – Spoke in regards to lighting needs on El Verde Road.



- Alex Jenicek – 6423 Pacer Trail – Spoke in regards to ball moss on the trees in the park and the Proposed Home Rule Charter.
- Maria Gamboa – 6815 Forest Meadow – Spoke in regards to the STOP signs being ignored on Evers Road.
- Hubert Lange – 6018 N. Forest Bend – Spoke about “paying attention” and his support of the Evers Road Project.
- Oswald Parker – 7051 Weathered Post – Spoke about Leon Valley currently being a Manager Form of Government.
- Kim Crawford – 7007 Forest Mont – Thanked Mr. Longoria for taking care of the limited sight distance sign on Seneca that she previously voiced her concern about.

### **Announcements by the Mayor and City Council Members.**

Councilman Abraham Diaz wished all the mothers a Happy Mother’s Day.

City Attorney Rodriguez reminded Council to sign up for the May 29<sup>th</sup> Hog Wild Event.

Councilman Benny Martinez reminded everyone about the upcoming Leon Valley Area Chamber of Commerce luncheon on May 20<sup>th</sup> at Native Wings located at Ingram Park Mall. The mixer will be held on May 28<sup>th</sup> at Bandera Bowl. Councilman Martinez also asked that Mike DeLaGarza present a July 4<sup>th</sup> Celebration update at the next Council meeting.

Councilman Paul Biever reminded everyone of the requirement of a solicitor’s permit and asked that this be enforced.

Mayor Riley spoke on behalf of Ms. Belinda Ealy requesting that metal plates be placed across construction on Evers Road so she and others could cross without trouble. Mayor Riley also asked that everyone keep the family of Peggy Bissett in their prayers. Ms. Bissett was an employee of Leon Valley for twenty-nine years and she passed away this past Saturday.

### **Adjournment**

Mayor Riley announced the meeting adjourned at 8:48 p.m.

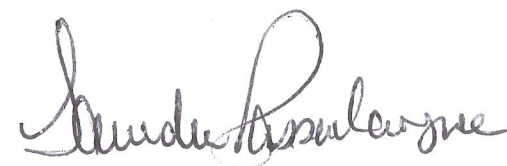
**These minutes approved by the Leon Valley City Council on the 19<sup>th</sup> of May, 2015.**

APPROVED



**CHRIS RILEY  
MAYOR**

ATTEST:



**SAUNDRA PASSAILAIGUE, TRMC  
CITY SECRETARY**

